170.B	0001	0207.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	447,900	/	447,900
USE VALUE:	447,900	/	447,900
ASSESSED:	447,900	/	447,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 207

Owner 1:	MCARTHUR JAMES G
Owner 2:	
Owner 3:	
Street 1:	169 W 2ND ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02127 Type:

PREVIOUS OWNER

Owner 1:	MCARTHUR JAMES G -
Owner 2:	HESSE CARA -
Street 1:	88 PARK AVE UNIT 207
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	447,900			447,900
Total Card	0.000	447,900			447,900
Total Parcel	0.000	447,900			447,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.83 | /Parcel: 514.83

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 143712

GIS Ref

GIS Ref

Insp Date 11/18/18

!13201!

PREVIOUS ASSESSMENT

Parcel ID: 170.B-0001-0207.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	447,900	0	.		447,900		Year end	12/23/2021
2021	102	FV	441,700	0	.		441,700		Year End Roll	12/10/2020
2020	102	FV	429,400	0	.		429,400	429,400	Year End Roll	12/18/2019
2019	102	FV	421,900	0	.		421,900	421,900	Year End Roll	1/3/2019
2018	102	FV	350,400	0	.		350,400	350,400	Year End Roll	12/20/2017
2017	102	FV	295,800	0	.		295,800	295,800	Year End Roll	1/3/2017
2016	102	FV	295,800	0	.		295,800	295,800	Year End	1/4/2016
2015	102	FV	277,200	0	.		277,200	277,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:24:27

LAST REV

Date	Time
04/23/21	10:12:53
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCARTHUR JAMES	74112-89	1	2/11/2020	Convenience	1	No	No		
GETTINGS HOLLY,	69029-491		3/20/2017		465,000	No	No		
PATRAS KAREN	51388-113		7/1/2008		315,000	No	No		
	17075-175		6/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	143712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2005	790	Redo Kit	17,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2021	Mail Update	JO	Jenny O
11/18/2018	Measured	DGM	D Mann
3/1/2018	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	F - Fair		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	S - Side
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.039999962
Name:	29 - 6044

DEPRECIATION

Phys Cond:	GV - Good-VG	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.6	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.18965518
Const Adj.:	0.94490540
Adj $ / SQ:	365.336
Other Features:	37805
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518356
Depreciation:	70496
Depreciated Total:	447859

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	0
Totals			
1	4	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	532.48
Special Features:	0	Val/Su Net:	514.83
Final Total:	447900	Val/Su SzAd	514.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	870	365.340	317,843

Net Sketched Area:	870		Total:	317,843	
Size Ad	870	Gross Area	870	FinArea	870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.B-0001-0207.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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